

TRANSFER  
TAX  
PAID

56-22

## WARRANTY DEED

Statutory Short Form

030929

We, **The Rector, Wardens, and Vestrymen of St. Mark's Parish, Waterville, Maine** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **Avital Weinberg**, of PO Box 207, Waterville, Maine 04903, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, together with the building thereon, situated on the northerly side of Johnson Heights in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Lot Number 73 on a Plan of Johnson Heights Extension dated April 10, 1947, and recorded in the Kennebec County Registry of Deeds in Book 15 Page 50.

Also one certain other lot or parcel of land situate in Waterville and bounded and described as follows, to wit:

Starting at the southeast corner of the above described Lot Number 73, as shown on the aforesaid Plan; thence to the north along the easterly line of the said Lot Number 73, to the northeast corner of said Lot Number 73; thence to the east, at right angles, a distance of 35 feet; thence to the south and keeping parallel with the easterly line of said Lot Number 73, a distance of 100 feet to the south bound of Lot Number 71 as shown on the aforesaid Plan; thence to the west along the south boundary of said Lot Number 71, a distance of 35 feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over one-family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than 35 feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than eight (8) feet from any sideline. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than fifteen thousand dollars (\$15,000.00). The garage, unless built as a part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy feet frontage on the street.

The finish grade of the lot facing the street shall be not over three (3) feet above the top surface of the center line of the street when completed, and the top of the foundation wall of the house erected on said lot shall be not over four (4) feet above the top surface of said center line of the street.

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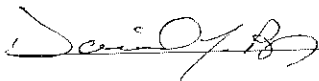
Excepting, however, as the above restrictions have been modified in accordance with the terms of a quitclaim deed dated April 28, 1967, and recorded in the Kennebec County Registry of Deeds in Book 1441 Page 408.

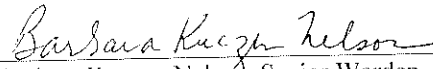
Being the same premises described in a warranty deed from Paul J. Orloff and Germaine A. Orloff to the Rector, Wardens, and Vestrymen of St. Mark's Parish, Waterville, Maine, dated August 27, 1968, and recorded in the Kennebec County Registry of Deeds in Book 1476 Page 804.

WITNESS our hands and seals this 6th day of October 1999.

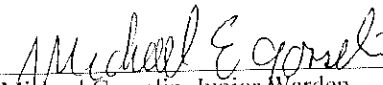
Signed, Sealed and Delivered  
in the presence of:

**The Rector, Wardens, and Vestrymen of St.  
Mark's Parish, Waterville, Maine:**



  
Barbara Kuczun Nelson, Senior Warden



  
Michael Gosselin, Junior Warden

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: October 6, 1999

Then personally appeared the above named Barbara Kuczun Nelson, Senior Warden, and Michael Gosselin, Junior Warden, as **Rector, Wardens, and Vestrymen of St. Mark's Parish, Waterville, Maine** and acknowledged the foregoing instrument to be their free act and deed in said capacities.

Before me,

  
Notary Public

Print  
Name:

**DAVID J. ROY**  
Notary Public, Maine  
My Commission Expires July 21, 2001

RECEIVED KENNEBEC

SEAL

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ATTEST:   
REGISTER OF DEEDS